

RENTAL APPLICATION

Berger Real Estate
Phone: (412) 288-1320
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www.berger-realestate.com

Mailing Address

217 Ninth Street
Pittsburgh, PA 15222

Office Address

931 Penn Avenue
Pittsburgh, PA 15222

INSTRUCTIONS: Please complete all sections listed below. For any questions that do not apply, place N/A in the space provided. This rental unit is offered for rent without regard to Race, Color, Religion, Sex, Handicap, Familial Status or National Origin. Co-applicant must file separate application.

Leased Premises _____

Monthly Rent \$ _____ + gas electric water sewage

Lease Start Date _____ (all lease terms are twelve months unless a prior agreement has been made with Berger Real Estate.)

PERSONAL INFORMATION

First Name _____ Middle Initial _____ Last Name _____

Social Security # _____ Date of Birth _____

Driver's License # and State _____ Make & Year of Car _____

Sex _____ Marital Status _____

Phone (day) _____ Phone (evening) _____

E-mail address _____ Phone (cell) _____

Total Number of Occupants _____

Name and Age of all Prospective Occupants:

- _____
- _____
- _____

Present Address _____ (City) _____ (State) _____ (Zip) _____

Present Landlord _____ Phone _____

Date Moved In _____ Current Rent _____

Reason For Moving _____

Previous Address _____ (City) _____ (State) _____ (Zip) _____

Previous Landlord _____ Phone _____

Date Moved In _____ Date Moved Out _____ Previous Rent _____

Reason For Moving _____

EMPLOYMENT HISTORY

Current Employer

Previous Employer
(Complete if Current employment is less than 2 years)

Employer _____

Address _____

Supervisor's Name _____

Supervisor's Phone # _____

Your Position/Title _____

Date began this job _____

Date ended this job _____

Gross Monthly Salary _____

Bonus/Overtime _____

Other Income _____ Source of Other Income _____

CREDIT INFORMATION

Have you been denied credit during the past year?	Yes	No
Have you been delinquent in any credit payment for a period of 60 days or more?	Yes	No
Have you been sued by any creditor for default in the terms of repayment?	Yes	No
Have credit collection procedures been instituted against you?	Yes	No
Have you ever declared bankruptcy?	Yes	No
Have eviction procedures ever been instituted against you?	Yes	No
Have you ever been delinquent in rent payments?	Yes	No
Have you ever been convicted or charged of a misdemeanor or felony?	Yes	No
Have you ever been convicted of illegal manufacture or distribution of a controlled substance?	Yes	No
Have you ever been charged, detained, or arrested for a felony or sex crime that was resolved by conviction, probation, deferred adjudication, or court-ordered community supervision?	Yes	No
Have you ever been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? <i>Please indicate year, location and type of felony/sex crime.</i>	Yes	No

If the answer to any of the above questions is yes, please explain. _____

Emergency Contact: *Person over the age 18, who will not be living with you.*

Name _____ Phone _____

Address _____

Relationship _____

**** This application will not be processed until all completed applications (including co-signor applications) and all monies have been received by Berger Real Estate.**

I hereby apply to lease the aforementioned premises for the term set forth and I certify that the above information is correct. I hereby deposit \$ _____ as earnest money to be refunded if this application is not accepted and \$ _____ credit check fee, which is non-refundable. Upon acceptance, the deposit shall be applied toward the first full month's rent on the leased premises. Should accepted applicant(s) refuse to execute a Lease Agreement on or before the 1st day of the Lease term, the applicant as liquidated damages shall forfeit the deposit. Berger Real Estate will not be held liable for any rental unit not delivered on the due date of occupancy.

Signature of Applicant _____ **Date** _____

AUTHORIZATION TO OBTAIN INFORMATION

Applicant hereby authorizes Berger Real Estate to verify accuracy of all statements in the application, and also authorizes all employers, previous landlords, mortgage holders, all banks and any other creditors listed on the application, to release all information concerning me or my accounts, my rental history or payments, my employment history, including the likelihood of future employment for the purpose of verifying this application and determining my ability to afford the contractual obligations of the lease.

The above authorization entitles Berger Real Estate to check applicant's credit at the credit bureau. Additionally, inquiries may be made regarding applicant's character, general reputation, personal characteristics and mode of living.

This authorization shall be continuing during the term of the lease or any renewal of the lease to update or otherwise verify new information including, but not limited to Landlord's right to inquire from time to time, from banking institutions, whether there are sufficient funds to pay check (s) delivered by the Tenant to the Landlord.

Applicant releases all such persons delivering said and all other information, from any inadvertent error, whether communicated either orally, in writing, or over the telephone. Applicant understands that the provider of information may communicate adverse information.

By signing my signature to this application, I hereby verify that I am the person whom I represent myself to be. I am not falsely making application on behalf of another party/parties who would be considered illegal occupants of said premises. Applying for this apartment on behalf of another person is fraudulent and will be considered grounds for rejection and/or eviction, if applicable. All information, which I have provided, is true and accurate. Berger Real Estate is hereby authorized to make any investigation of my personal history and financial and credit record through any investigation of credit agencies or bureaus of their choice.

APPLICANT SIGNATURE _____ DATE _____

PRINT NAME _____

HOW DID YOU HEAR ABOUT THIS PROPERTY:

Post Gazette School Newspaper – Which? _____ Sign at property
 Referral - Who? _____ Web site – Which? _____
 Other: _____

COMPLETED APPLICATION

An application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; the first full month's rent has been paid to us.

NOTICE TO OR FROM CO-APPLICANTS

Any notice we give you or your co-applicant is considered notice to all co-applicants.

KEYS

We will furnish keys only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.

CONSUMER NOTICE/AGENTS DISCLOSURE

Leasing Agent hereby acknowledges that with respect to this property, he/she is acting as a direct employee of the owner.

Licensee: _____ Date: _____